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## Planning Commission Continuance

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** JOSH ROGERS, PLANNER II *JR*  
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 5, 2020

**SUBJECT:** DR19-99, MILLING MACHINERY

**STRATEGIC INITIATIVE:** Prosperous Community

To allow development of a contractor yard/storage yard on a vacant parcel.

### REQUEST

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

### RECOMMENDED MOTION

Move to continue DR19-99, Milling Machinery to the March 4, 2020 Planning Commission public hearing.

**APPLICANT**

Company: Arc One Associates  
 Name: Joshua Oehler  
 Address: 1427 N. 3<sup>rd</sup> St.  
 Phoenix, AZ 85004  
 Phone: 602-696-6500  
 Email: josh@arconeassociates.com

**OWNER**

Company: CMWN LLC  
 Address: 14520 E. Via De Arboles  
 Chandler, AZ 85249  
 Phone: 480-964-9041  
 Email: dusty@millginc.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>March 3, 2005</i>	The Town Council adopted the Land Development Code (Ord. No. 1625), which changed the zoning from Agricultural (AG) to General Industrial (GI)
<i>January 11, 2007</i>	Design Review Board approved DR05-149 for a landscape contractor's office and outdoor storage facility.
<i>July 17, 2019</i>	The Zoning Hearing Officer referred V19-04 Milling Machinery to the Board of Adjustment.
<i>September 4, 2019</i>	The Board of Adjustment denied V19-04, a variance to reduce the distance from a secure vehicle access point from the right-of-way from 50 feet to 25 feet.

**Overview**

The 2.2-acre property is an undeveloped infill lot located approximately a quarter-mile south of Baseline Road and east of McQueen Road on which the applicant is proposing a storage/contractor's yard in which to safely store materials and fleet vehicles in the General Industrial (GI) zoning district. The applicant proposes to construct a perimeter block wall with two secured egress access points off of Pioneer St. to the east and one ingress point off of Melody Ave. to the north. There aren't any structures planned for the site at the present time.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Industrial	General Industrial	Melody Ave, then Industrial
South	General Industrial	General Industrial	Industrial Use
East	General Industrial	General Industrial	Pioneer St, then Industrial Use
West	General Industrial	General Industrial	Industrial Use
Site	General Industrial	General Industrial	Industrial Use

**Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>
Minimum Required Perimeter Landscape Area (ft.)	
Front	25'
Side (Street)	25'
Side (Employment)	0' (When in an enclosed yard)
Rear	0' (When in an enclosed yard)
2.605.A. Secure Vehicle Access Points Minimum setback from right-of-way	50'

**PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

**STAFF RECOMMENDATION**

Move to continue DR19-99, Milling Machinery to the March 4, 2020 Planning Commission public hearing.

Respectfully submitted,



Josh Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Notice of Public Hearing

**DR19-99 Milling Machinery**  
**Attachment 1 - Notice of Public Hearing**  
**February 5, 2020**

***Public Hearing***

*Wednesday, February 5, 2020\* TIME: 6:00 PM*

**LOCATION: Gilbert Municipal Center**  
**Council Chambers**  
**50 E. Civic Center Drive**  
**Gilbert, Arizona 85296**

**\*Call Planning Division to verify date and time: (480) 503-6589**

\* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)

**REQUESTED ACTION:**

DR19-99, Milling Machinery: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.17 acres, generally located south of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial.

**SITE LOCATION:**



**APPLICANT: Arc One Associates**  
**CONTACT: Joshua Oehler**  
**ADDRESS: 1427 N. 3rd Street**  
**Phoenix, AZ 85004**

**TELEPHONE: (602) 241-7871**  
**E-MAIL: [josh@arconeassociates.com](mailto:josh@arconeassociates.com)**